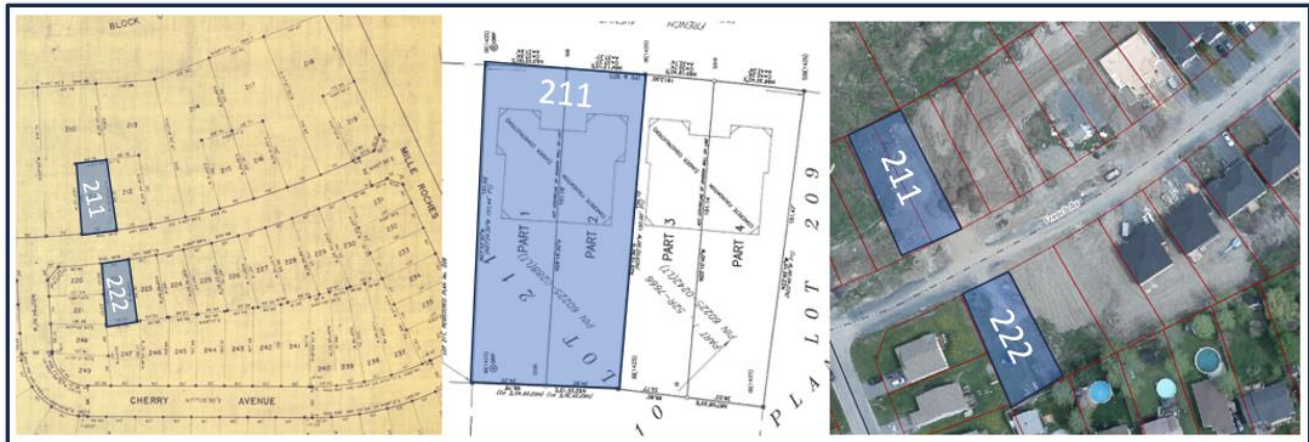

To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: December 13, 2023
Subject: Security Release Brunet/Daze Subdivision Plan 228

PLAN 228 - LOTS 211 (PARTS 1 AND 2 ON 52R-8342) AND 222



Background:

Lots 211 and 222 are being held as security under the Subdivision Agreement between Robert Brunet and Bernard Daze and the Township of South Stormont, dated November 27th, 2013 - ST60544. Staff received a request from the developer's consultant to release the remaining security deposit for the subdivision. Lots 211 and 222 are held as a security, they are situated on French Avenue in the registered plan of subdivision 228 in Long Sault known as the Brunet/Daze Subdivision, the lots have a combined value of \$110,000.00.

In 2013, the total project cost was evaluated at \$703,172.18 and the security amount required by the Township was \$720,000 as per financial requirements stipulated in the Subdivision and Site Plan Design Manual. The security provided for the subdivision phase consisted of both monetary and residential lots.

The Township reduced the security from \$720,000 to \$110,000 upon review of historic progress reports.

The developer's engineer provided a final progress report qualifying the works and highlighting the value of work completed to date. Both Planning and Public Works staff conducted inspections of the residential development in November and December, 2023 and have concluded that there are no remaining deficiencies associated with the development.

Staff prepared By-law No. 2023-110 to release the security for the abovementioned lots. Council should note that the Township no longer accepts lots to be held as a security, this was implemented in September 2022 upon the adoption of the Township's Subdivision and Site Plan Design manual.

Discussion:

At the regular meeting of Council on September 13, 2023, Council approved By-law No. 2023-064 Delegation of Authority. The purpose of the By-law is to Delegate Certain Powers and Duties to Officers and Employees of the Township of South Stormont. The delegation of certain powers and duties at the administrative level ensure staff efficiencies are realized, legislative requirements are met, turn around times are more efficient, and both new technologies and practices continue to be realized.

Schedule "C" to By-law No. 2023-064
Financial Matters

#	Delegated Authority	Delegate	Delegation Restrictions and Other Requirements
45	Discharge loan Agreements and mortgages registered on properties located within the Township	Director, Finance/Treasurer or as delegated to the Deputy Treasurer	Subject to recommendation of Department Directors

Others Consulted:

Director of Finance
Director of Public Works
Legal Counsel